

Olive Township

US-31 OVERLAY DISTRICT DESIGN MANUAL



Introduction

This Design Manual is intended for informational purposes only and is not an official interpretation of the Overlay District or any other provision of the Olive Township Zoning Ordinance. In the event that there is a conflict between this Design Manual and/or an official interpretation of a provision of the Zoning Ordinance, then the Zoning Ordinance and/or official interpretation shall control. Interested persons who dispute an interpretation of the Zoning Ordinance may appeal to the Zoning Board of Appeals for an official interpretation. Persons using this Design Manual are encouraged to consult with their own legal counsel before acting upon or relying upon any information contained herein.

Purpose

The purpose of this District is to provide for minimum architectural design of buildings and structures located along US-31, which is a divided highway and serves as the primary north-south arterial through the Township.

Commercial and Industrial improvements along US-31 are desired to maintain architectural design that compliments the character of the Township, promotes harmonious attractive development, preserves property values, diminishes or prevents premature economic obsolescence, ensures that uses of land are situated in appropriate relationships and promotes public health, safety and welfare.

The applicant and the applicant's design professionals are encouraged to submit or present architectural concepts and alternatives at a preliminary meeting with the Zoning Administrator/Planner to receive comments on compliance with guidelines prior to preparation of detailed design drawings. This can include sketches, photographs or other graphic materials.

Location – US-31



Commercial Architecture

For building facades along a right-of-way or customer parking area, the following shall apply:

1. Building facades shall contain at least 20% glass but not exceed 90% glass.
2. After glass area is determined, the remaining building façade material shall contain at least 80% face brick, cut stone, split face block, fluted block, scored architectural block, native field stone, cast stone, granite, marble, ceramic tile, or wood with an opaque or semi-transparent stain or bleaching oil.
 - a. Any other block or building material not specifically listed may be reviewed and approved by the Township if the material is compatible with surrounding buildings, structures, and uses and protects the investment of adjacent property, blends harmoniously with the natural features, promotes a high quality image, and meets the purpose of this District.
3. Building facades adjacent to a private or public road other than US-31 may, during site plan review, reduce the requirements of the Overlay District for that façade adjacent to the road(s) that is not US-31 when a doubling of the landscape screening requirements of Section 21.28B2 of the Zoning Ordinance is provided.
4. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape.
5. Subtle colors shall be used for roofing materials. Metal roofs shall only be permitted if compatible with the overall character of the building.
6. Buildings and site structures shall provide architectural features, details, and ornaments such as archways, colonnades, cornices, peaked roof lines or towers. The building and structures shall be of the same architectural character and material.
7. Building walls over one hundred (100) feet in length shall be interrupted with items such as varying roof lines, varying building lines, recesses, projections, wall insets, arcades, windows, architectural accents, archways, colonnades, cornices, peaked roof lines, towers, or other objects so as to break a plain pattern of material. Such interruptions shall be separated in equal intervals, or at random, as determined appropriate by the Township, but no more than 100 feet of separation between each item, to protect the investment of adjacent landowners, blend harmoniously with the natural features and promote a high quality image and to meet the purposes of this District.
8. Building entrances designated for customer use shall utilize windows, canopies, and/or awnings that provide unity of scale and texture and color.

The pictures below are examples of building architecture that DO NOT meet the requirements of the Overlay District.



The pictures below are examples of building architecture that are desired by the requirements of the Overlay District.



Building Ornaments

Matching site structure

Glass Windows and Ceramic Tile

The pictures below are examples of building architecture that are desired by the requirements of the Overlay District (continued).



Interruption of walls over 100 feet.



Customer entrances



Customer parking



Colonnades & Compatible Metal Roof

Industrial Architecture

For building facades along a right-of-way or customer parking area, the following shall apply:

1. Building facades shall contain at least 5% glass but not exceed 90% glass.
2. After glass area is determined, the remaining building façade material shall contain at least 50% face brick, cut stone, split face block, fluted block, scored architectural block, native field stone, cast stone, granite, marble, ceramic tile, or wood with an opaque or semi-transparent stain or bleaching oil.
 - a. Any other block or building material not specifically listed may be reviewed and approved by the Township if the material is compatible with surrounding buildings, structures, and uses and protects the investment of adjacent property, blends harmoniously with the natural features, promotes a high quality image, and meets the purpose of this District.
3. Building facades adjacent to a private or public road other than US-31 may, during site plan review, reduce the requirements of the Overlay District for that façade adjacent to the road(s) that is not US-31 when a doubling of the landscape screening requirements of Section 21.28B2 of the Zoning Ordinance is provided.
4. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape.
5. Subtle colors shall be used for roofing materials.
6. Site structures shall be of the same architectural character as the front facade of the building.
7. Building walls over one hundred (100) feet in length shall be interrupted with items such as varying roof lines, varying building lines, recesses, projections, wall insets, arcades, windows, architectural accents, archways, colonnades, cornices, peaked roof lines, towers, or other objects so as to break a plain pattern of material. Such interruptions shall be separated in equal intervals or at random, as determined appropriate by the Township, but no more than 100 feet of separation between each item, to protect the investment of adjacent landowners, blend harmoniously with the natural features and promote a high quality.

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Glass Windows



Split Face Block



Face Brick